

ZONING BOARD OF REVIEW

June 24, 2008

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George Jonathan L. Elion

Robert Toth Douglas W. Bates, Alt. #1

Stephanie A. Osborn Robert J. Cagnetta, Alt. #2

Igor Runge

Also,

Stephen A. Alfred, Town Manager

Nancy Letendre, Special Legal Counsel

Vincent Murray, Director of Planning

Dale Holberton, Town Clerk

Vincent J. Vespia, Chief of Police

The Honorable Town Council

Conservation Commission Members

The Zoning Board of Review will meet Wednesday, July 16, 2008, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Continuation of the Petition of Daniel Tanona (Closed Public Hearing), 92 Warren Avenue, Marlborough, MA for a Variance to construct a 21' x 33' structure with a 3'-10" x 14' ell for a garage, mudroom on the first level and a bath and family room on the second level closer to a side line (20' required – 10' requested) in an R-30 Zone. Premises located at 36 Middle Road, South Kingstown, Rhode Island, Assessor's Plat 90-4, Lot 204, Section 207B and Section 907. (George, Toth, Osborn, Runge, Elion)

Continuation of the Appeal of James W. Fox (Closed Public Hearing), 33 Parkwood Drive, Kingston, RI Appealing the decision of Building Official, Russell W. Brown made on March 20, 2008 concerning Lots 93 and 134 on Tax Assessor's Plat 31-2. Premises located at Parkwood Drive, South Kingstown, Rhode Island, Assessor's Plat 31-2, Lots 93 and 134, Section 909. (George, Toth, Osborn, Elion, Bates)

Continuation of the Petition of Edward L. Sweck, Jr. and Angela A. Rondeau, 250B Pond Street, Wakefield, RI for a Dimensional Variance to construct a 24' x 36' 2nd floor addition closer to a front line (25' required – 16' requested) with an 8' x 16' 2nd floor deck closer to a rear line (30' required – 16' requested) in an R-20 Zone. Premises located at 250B Pond Street, South Kingstown, RI, Tax Assessor's Map 63-2, Lot 15, Section 207 and 907. (George, Toth, Osborn, Runge, Bates)

Petition of Jacquelyn French, 42 West 72nd Street 5C, New York, NY for a Variance to construct an open deck closer to a rear line (30' required – 3' requested) in an R-10 Zone. Premises located at 14 Eldred Court, Wakefield, RI, Assessor's Plat 57-4, Lot 218, Section 204, 401 and 907.

Petition of Tegan & Company, 9 Scallop Shell Road, Narragansett, RI for a Variance to construct a 10' x 15' open deck closer to a front line (40' required – 18.8' requested), closer to a corner side yard (40' required – 28' requested) and to a side line (20' required – 16.2' requested) in an R-30 Zone. Premises located at 59 Browning Street, South Kingstown, RI, Assessor's Plat 96-1, Lot 32, Section 204 (D), 207 and 907.

Petition of Rev. Nicholas P. Smith, St. Francis of Assisi Church, 114 High Street, Wakefield, RI for a Special Use Permit to utilize a proposed grotto/seating area adjacent to Father Greenan Hall for occasional outside religious education classes and activities in an R-10 Zone. Premises located at 114 High Street, Wakefield, Rhode Island, Assessor's Plat 56-2, Lot 57, Section 202 C, 203 and 907.

Petition of James Murray, 832 Sand Plains Trail, Wakefield, RI for a Variance to construct a 10' x 10' utility shed closer to two (2) side lines (20' required – 7' and 18' requested) in an R-80 Zone. Premises located at 832 Sand Plains Trail, South Kingstown, Rhode Island, Assessor's Plat 72-2, Lot 44, Section 208 Table B and Section 907.

Petition of Edward & Carol Wrobel, 100 Hoskins Road, Simsbury, CT for a Variance to construct an addition to an existing structure closer to a side line (10' required – 8.4' requested) in an R-20 Zone. Premises located at 100 Peninsula Road, South Kingstown, Rhode Island, Assessor's Plat 93-1, Lot 83, Section 207 Table B and Section 907.

Petition of Dan Driscoll, 36 Browns Farm Road, Kingston, RI for a Variance to construct a five (5) unit multi-family dwelling structure with residential garages on the first floor, construct the structure closer to a residential zoning district than permitted (30' setback required – 11.67' setback requested) and maintain the existing 3 unit multi-family structure on the same lot as a separate structure in a CD Zone. Premises located at 507-509 High Street, South Kingstown, RI, Tax Assessor's Map 48-3, Lot 150, Section 402 Notes 4 and 9, Section 907, Appendix A – Use Code Description 12.

Petition of Erica Lepore & Daniel Crocker, 14 Fire Lane 1, Wakefield, RI for a Special Use Permit to remove an existing one story dwelling structure and construct a new 2 story dwelling structure with a 16' x 18' and 4' x 12' additions and a 10' x 16' open deck in an R-80 Zone. Premises located at 14 Fire Lane 1, Jerry Brown Farm, South Kingstown, RI, Assessor's Plat 82-1, Lot 1, Section 203 and 907.

Petition of Deborah DeStefano, 45 Community Drive, South

Kingstown, RI for a Variance to construct an open deck closer to a rear line (35' required – 6' requested) in an R-20 Zone. Premises located at 45 Community Drive, South Kingstown, RI, Plat 92-2, Lot 87, Section 207 and 907.

Petition of Mark Lahoud, 134 Salt Pond Road, Wakefield, RI for a Special Use Permit to operate a restaurant with accessory entertainment in a Public Marina Special Management District. Premises located at 134 Salt Pond Road, South Kingstown, RI, Assessor's Plat 64-4, Lot 12, Section 607.3, Section 301 Use Code 56.3 and Section 907.

Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.